

OBJECTIVES



The Koch/Cook House, located at 734 N. Park Avenue in the Chatham-Arch neighborhood, was built around 1850. John Koch purchased this lot in 1848, and city directory research indicates a George and Mrs. Mary “Coke” lived at this address in the late 1850s. The top photograph was taken in 1982, when Chatham-Arch became a locally protected historic district. The bottom photo was taken in January 2005.

OBJECTIVES

BUILDING OBJECTIVES:

- To protect and retain the historic character, buildings, and features that defines the area as unique and significant.
- To encourage the retention of historically and architecturally significant buildings for reuse.

LAND USE OBJECTIVES:

- To maintain the residential land use and zoning in the Chatham-Arch neighborhood.
- To support and encourage mixed-use development and neighborhood serving businesses along Massachusetts Avenue that are compatible with existing historic structures or appropriate new construction that compliments Massachusetts Avenue unique urban atmosphere.
- To discourage the expansion of industrial and manufacturing land uses in the area east of College Avenue.

NEW DEVELOPMENT OBJECTIVES:

- To encourage the construction of appropriate new single, two-family and multifamily housing in Chatham-Arch to strengthen and reinforce the residential core.
- To encourage the development of a pedestrian-friendly mixed-use environment that provides neighborhood businesses and services along Massachusetts Avenue.
- To support and encourage the redevelopment of the industrial area east of College Avenue for high-density multifamily housing and mixed-uses.

PUBLIC INFRASTRUCTURE/AMENITIES OBJECTIVES:

- To retain and maintain the existing historic grid street and alley pattern and the unique 45° diagonal of Massachusetts Avenue.
- To improve pedestrian and bicycle amenities throughout the historic area.

RECOMMENDATIONS



View along College Avenue looking south. The Real Silk Hosiery Mills (Buildings 1 and 2) are depicted, as well as several 2-story gable-front Victorian era houses. In the mid-1920s, as the Real Silk Hosiery business continued to grow and prosper, these houses were razed in order to expand the business and construct Building 7. Photo taken c.1925.

RECOMMENDATIONS

The purpose of this section is to provide recommendations for future actions that will affect the physical development and the character of the Chatham-Arch and Massachusetts Avenue Historic Area. The recommendations were developed by IHPC staff in consultation with Chatham-Arch and Massachusetts Avenue property owners, business owners, and other interested parties. As with any recommendations, they are meant to guide, not mandate, and are to be used as tools in developing actions and strategies for future decisions.

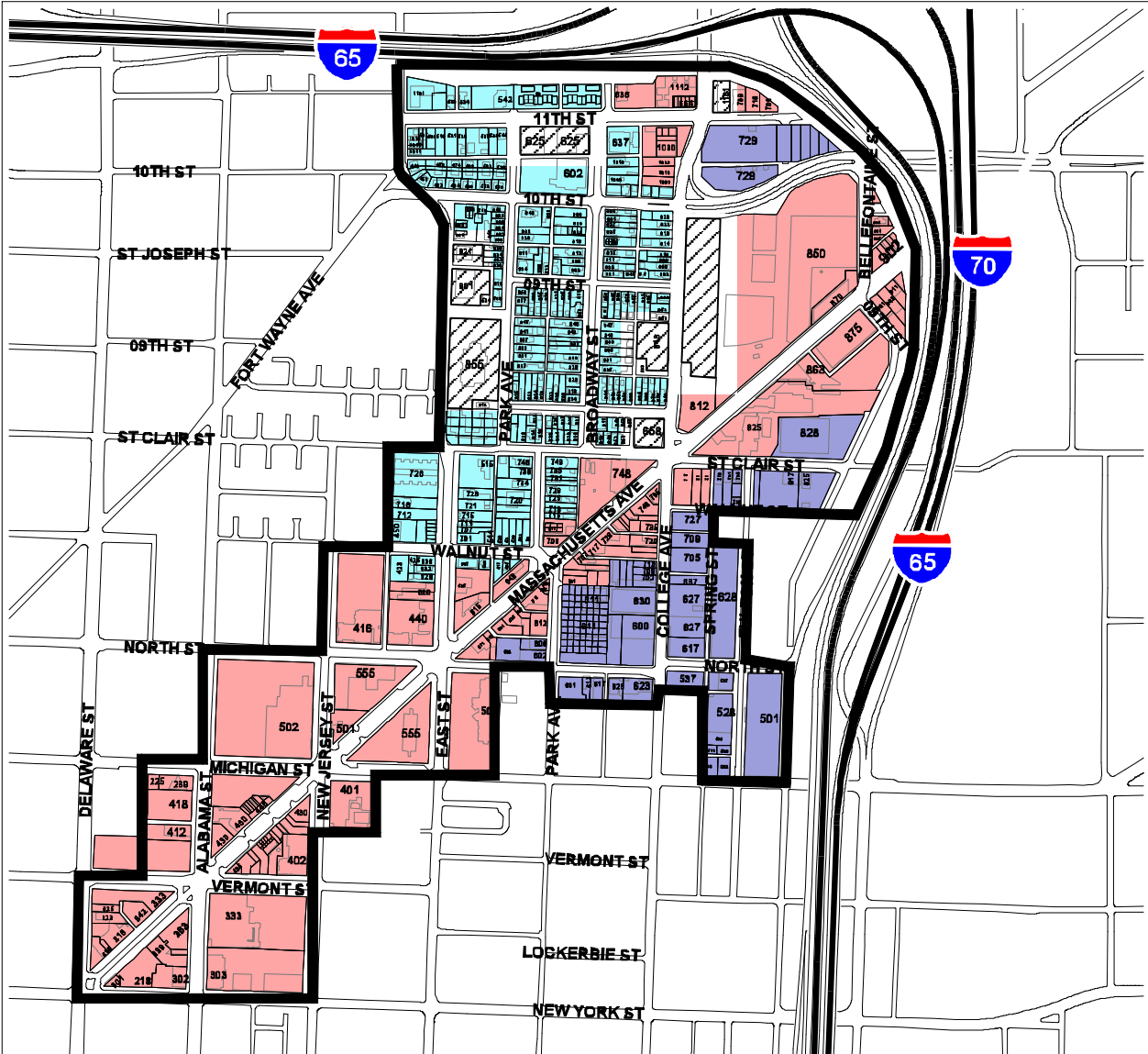
For the purpose of the Chatham-Arch & Massachusetts Avenue Historic Area Preservation Plan, the recommendations are often divided into three subareas: Residential Core Area, Commercial Areas, and Adaptive Reuse Areas. The “Subarea Map” on the following page illustrates these three subareas.

The subarea boundaries are based on the existing building types, density, the general character and “feel” of the area, and the potential for redevelopment and new construction. The purpose of dividing Chatham-Arch and Massachusetts Avenue into three subareas was to maintain and reinforce the historic residential core; support commercial, retail, and mixed-uses along Massachusetts Avenue and other commercial nodes; and encourage the adaptive reuse and redevelopment of the existing industrial area.

The designation of a specific site or subarea on the “Subarea Map” does not necessarily mean the land is currently zoned for the activity or function. These recommendations serve only as a guide for the directions that new development and redevelopment should take. When certificate of appropriateness, variance and rezoning cases are considered, the recommendations from this plan can be used to substantiate the desirability and appropriateness of a business or residence for a particular site.

Land Use & Zoning Recommendations Subarea Map

Chatham-Arch & Massachusetts Avenue Historic Area



- Historic Area Boundary
- Historic Area Buildings
- Site Specific Recommendations
- Subarea A - Residential Core Area
- Subarea B - Commercial Areas
- Subarea C - Adaptive Reuse Areas

100 0 10000300 Feet

March 2006

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

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LAND USE AND DEVELOPMENT RECOMMENDATIONS

SUBAREA A: RESIDENTIAL CORE

The Residential Core subarea covers the majority of Chatham-Arch and primarily consists of single-family and two-family dwellings, although there are several multifamily dwellings and non-contributing buildings scattered throughout the subarea. Most of the residential core area is zoned D-8 to permit single-family, two-family and multifamily dwellings.

General Recommendations:

- Single-family, two-family and multifamily houses are recommended as the dominant land use.
- All land uses in the residential core area should be residential.
- Strongly discourage any land use other than residential.
- Encourage and support the adaptive reuse of non-residential structures into residential uses. If a non-residential structure cannot be adapted for residential use, then a different land use may be considered.
- Encourage and support the new construction of appropriate single-family, two-family and multifamily houses to strengthen the existing residential core.
- Encourage and support innovative architectural additions to accommodate the modern family.
- The residential core area should be low-density at 6-12 dwelling units per acre.

Site Specific Recommendations:

625 E. 11th Street

- If these non-contributing structures remain, future land uses should be low-intensity and required minimal off-street parking.
- If these non-contributing structures should ever be demolished or lost, any redevelopment should start by researching the historic development on the site. New development should include single-family and two-family houses and the reintroduction of alleyways.

846 N. College Avenue

- If the existing parking lot at 846 N. College Ave. is developed, the preferred development would be individual lots that reflect the lot pattern seen on the rest of the block.

855, 901 and 919-921 N. East Street

- If these non-contributing structures should ever be demolished or lost, any redevelopment should start by researching the historic development on the site. New development may be higher density residential, such as townhouses, along East St. but should be lower density, single-family and two-family houses, along Park St. The reintroduction of alleyways is encouraged.

658 E. St. Clair Street

- If this site is developed, new development should be residential and should be sensitive to the houses on St. Clair and Arch Streets.

SUBAREA B: COMMERCIAL AREAS

Commercial areas are not simply defined by commercial land uses alone. Instead, they may include a variety of mixed-uses, including residential. In this plan, commercial areas are defined by the land uses, the existing building types, and by the general character and “feel” of the area. For example, an apartment building may evoke the character and “feel” of a commercial area more so than the character and “feel” of the residential core.

Massachusetts Avenue is the primary commercial corridor and represents an urban streetscape that possesses a “big city” feel. The area was designated in 2004 as one of Indianapolis’ six cultural districts, due to its concentration of art galleries, performing arts theatres, eclectic shops, and public art. Historic commercial buildings front the corridor and generally range in height from 2-4 stories. A variety of businesses, public services, offices, residential and mixed-uses are found along Massachusetts Avenue, and the street experiences a high amount of pedestrian and vehicular traffic. Much of the land along Massachusetts Avenue is zoned Central Business District (CBD-2), which is an appropriate zoning classification for this mixed-use commercial corridor. However, some parcels are zoned C-4 and I-3-U, which are intense and inappropriate zoning classifications that do not support mixed-use development.

A second commercial area exists along College Avenue that includes the Buschmann Building at 1022-1036 N. College Ave. and a small, historic commercial strip at 1101-1115 N. College Ave. Historically, the Buschmann Building supported a variety of mixed-uses, including commercial, retail and residential uses, and the building continues to house a variety of mixed-uses still today. The structure is currently zoned D-10, which permits high density residential development but no commercial, retail or office uses. A surface parking lot occupies several parcels located immediately south of the Buschmann Building and is zoned C-1. The small commercial building at 1101-1115 N. College Ave. is zoned C-4, which is an intense and inappropriate zoning classification for the historic area. Parking has been an impediment to the redevelopment of this building because there is no on or off-street parking.

General Recommendations:

- Encourage and support commercial and retail businesses, art and entertainment organizations, offices, residences, and mixed-uses that serve the Chatham-Arch and Lockerbie Square neighborhoods, the Regional Center/Downtown, and City of Indianapolis as a whole.

- Encourage and support a mixed-use, pedestrian-friendly atmosphere in the commercial areas.
- Maintain and encourage the “big city” feel along Massachusetts Ave. by promoting the location of businesses with a high level of pedestrian activity.
- Encourage retail and pedestrian-oriented businesses on the street level.
- Encourage public art.
- Office uses and other such establishments that do not generate a high level of pedestrian activity are not recommended for the street level. However, such uses are recommended for the upper floors of buildings.
- If vacant lots should ever be developed, historic buildings lost, or if non-contributing buildings should ever be demolished or lost, new development should reinforce the existing mixed-use commercial areas.
- Discourage the location of surface parking lots, drive thru establishments and other land uses that may encourage additional curb cuts and surface parking.

Site Specific Recommendations:

850 N. College Avenue

- Townhouse development along the east side of College Ave. is encouraged as a way to reinforce the historic residential character of the street, while also permitting higher density development.

1101-1105 N. College Avenue

- Future uses should be low-intensity due to the lack of on and off-street parking.
- Consider supporting a Variance of Development Standards for less than the required parking to encourage and support the building’s reuse and rehabilitation.

SUBAREA C: ADAPTIVE REUSE AREA

Much of the land in this area contains industrial buildings, although there are a few commercial and residential structures scattered throughout the area. Some of the buildings within this subarea are considered non-contributing and demolition could be supported. Indianapolis is experiencing tremendous growth and development in the Regional Center/Downtown area and redevelopment of this subarea is anticipated. Because high density residential development currently exists in several adapted industrial buildings and given the close proximity to the interstate expressways, mixed-uses and higher density development may be appropriate.

General Recommendations:

- The dominant land use should be high density residential.

- Mixed-uses within the same building, such as pedestrian-friendly retail or commercial on the first floor and residential above, is encouraged.
- Strongly encourage the reuse of historic buildings.

Existing Industrial and Manufacturing Land Uses:

- The existing, legally established industrial and manufacturing uses should be supported, but the land uses should not be expanded beyond current property boundaries.
- As long as non-contributing buildings continue to house viable businesses, the existing operations should be supported. At such time those structures become vacant or underutilized, they may be considered for removal and redevelopment.
- Discourage new industrial and manufacturing uses and storage facilities that generally do not contribute to a pedestrian-friendly mixed-use atmosphere.

New Development Recommendations:

New development should . . .

- Be compatible with the surrounding commercial and residential areas.
- Be unique and innovative. A variety of development proposals may be considered for this area due to the large amount of potentially developable land.
- Be no taller than the historic Real Silk and Hilltop press buildings along College Ave.
- Reestablish the building line at the street.
- Reestablish, where possible, the historic grid-pattern street and alley system.
- Provide adequate, if not generous, off-street parking.
- Consider providing residents with access to the outside (e.g. courtyards, balconies, rooftop decks, etc.).
- Encourage the development of multifamily dwellings with a density of 27-50 dwelling units per acre.

Parking Recommendations:

- The Adaptive Reuse area may be considered for providing a parking garage devoted solely to supporting the commercial areas.
- Discourage surface parking lots that front streets. Any surface parking lots should be generously screened and not be visible from the street.

Site Specific Recommendations:

None

ZONING RECOMMENDATIONS

The zoning recommendations shown on the “Recommended Zoning Map” and contained in the text of the “Land Use and Development Recommendations” are to be used only as a guide to determine the most desirable zoning classification for properties within the district. Approval of this plan does not change any zoning in the historic area. Variances and rezonings can only be accomplished through petitioning the Indianapolis Historic Preservation Commission and the Metropolitan Development Commission.

For the most part, the existing zoning classifications in Subarea A: Residential Core Area and Subarea B: Commercial Areas are satisfactory and recommended to stay the same. The majority of the Subarea A is zoned D-8 to legally permit single, two-family, and multifamily housing. The D-8 zoning classification is a result of an IHPC initiated mass rezoning in 1992 that rezoned the core of Chatham-Arch from D-10 (high-rise residential) and CBD-2 (central business district) to D-8, with property owner consent. Most of Subarea B is appropriately zoned CBD-2 for mixed-use.

The I-3-U zoning classification covers most of Subarea C: Adaptive Reuse. Although this zoning classification is appropriate for most of the current industrial land uses, it does not permit the existing residential and offices uses or allow for the anticipated mixed-use development.

When considering requests to rezone parcels or when future development is planned, the following changes in zoning are recommended.

SUBAREA A: RESIDENTIAL CORE

- D-8 is recommended as the dominant zoning classification.
- In 1992, the majority of the residential core was rezoned from D-10 and CBD-2 to D-8. To complete the mass rezoning process, the remaining parcels in the residential core should be rezoned to D-8, with property owner consent.
- Variances of Use should be favorably considered if they 1). Support the original use and configuration of a property or 2). When they are needed to support the appropriate reuse of a historic property that possesses unique reuse constraints.

SUBAREA B: COMMERCIAL AREAS

- CBD-2 is recommended as the dominant zoning classification.
- Variances of Use should be favorably considered if they 1). Support the original use and configuration of a property or 2). When they are needed to support the appropriate reuse of a historic property that possesses unique reuse constraints.

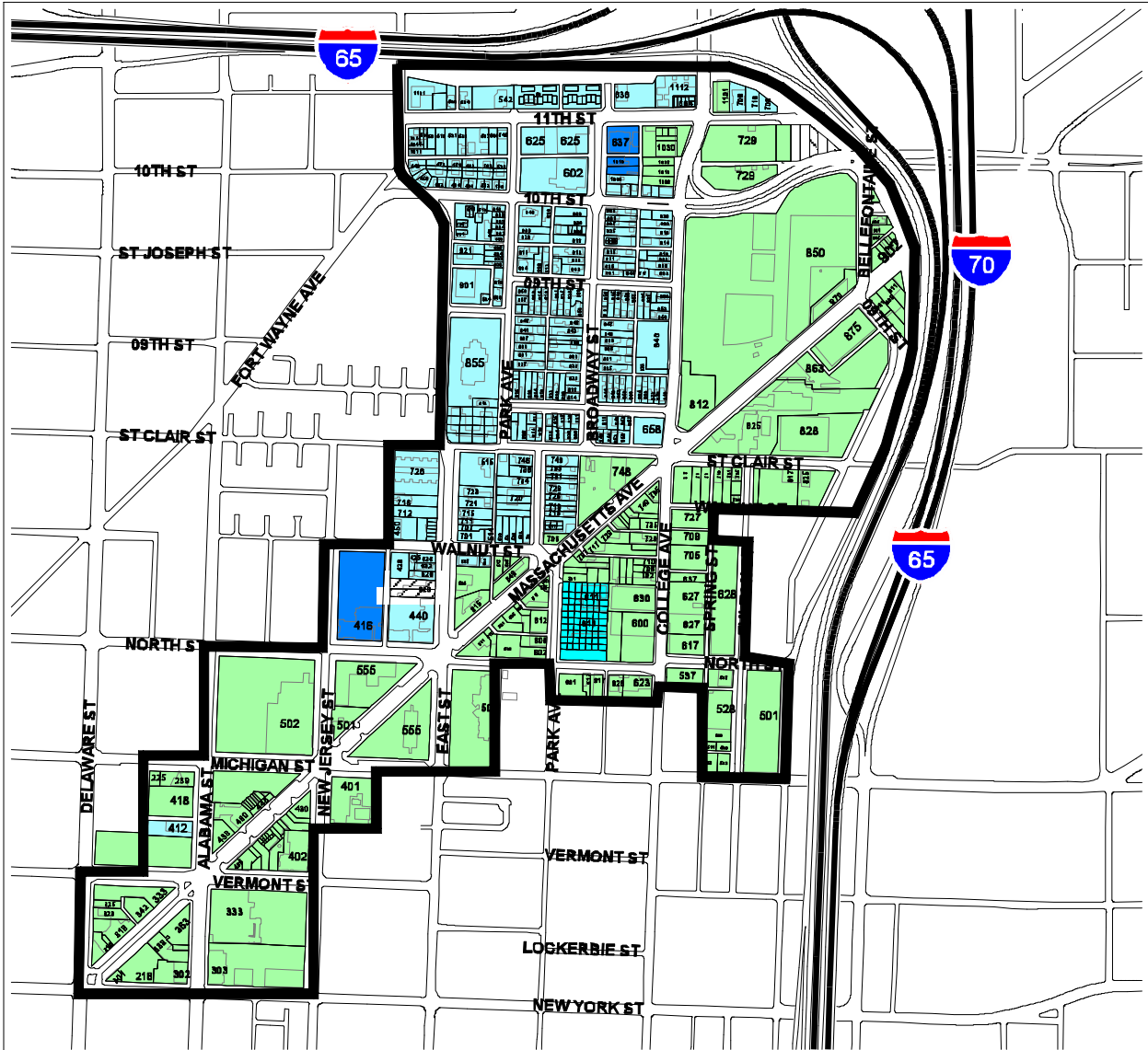
SUBAREA C: ADAPTIVE REUSE

- CBD-2 is recommended as dominant zoning classification.

- If the vacant parcels directly east of the electric substation are developed, the D-8 or PK-1 classifications are recommended. The D-8 classification would be appropriate for residential development. Because the land is located near the Monon Trail, the PK-1 classification may be considered if the land is used as a park.
- The houses at 721 and 725 E. St. Clair St. and 728 Fulton St. should be rezoned CBD-2 to legally establish single, two-family, or attached multifamily dwellings. Uses other than residential might be considered.

Recommended Zoning Map

Chatham-Arch & Massachusetts Avenue Historic Area



- Historic Area Boundary
- Historic Area Buildings
- Recommended Zoning Classifications**
- CBD2
- CBD2 OR PK1
- D10
- D8
- D8 OR CBD2
- SU1

100 0 100 200 300 Feet

March 2006

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
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THOROUGHFARE RECOMMENDATIONS

The Chatham-Arch and Massachusetts Avenue Historic Area contains four heavily-traveled thoroughfares. College Avenue, a major one-way north street, and Central Ave./East St., a major one-way south street, run through the district and are classified as primary arterials in the Marion County Thoroughfare Plan. The historic area also contains segments of 10th St., 11th St. and North St., all east-west streets, which receive a moderate amount of traffic. The Massachusetts Ave. commercial corridor traverses the district at a 45° diagonal. Collectively, these streets receive a significant amount of traffic, especially at peak times.

General Recommendations:

- No improvements that require additional right-of-way or alter the historic character of the Chatham-Arch and Massachusetts Ave. Historic Area should be made without first investigating alternate improvements that might impact less historically sensitive streets, inside or outside the area.
- If alternative improvements cannot be identified, no improvements should be made that would require additional right-of-way or alter the historic character of the Chatham-Arch and Massachusetts Ave. Historic Area without first evaluating the impact.
- Maintain the location of all streets and alleys.
- Strongly discourage the widening of any street or alley.

Site Specific Recommendations:

- Explore traffic calming measures along busy streets and intersections, such as Massachusetts Ave. and 10th St.
- When the Coca-Cola Bottling Company site at 850 Massachusetts Ave. is redeveloped, consider reestablishing 9th St., Edison St. and Carrollton Ave. as public ways.
- When entire blocks or block faces are redeveloped, consider reintroducing historic alleyways.
- Investigate ways to beautify areas beneath the interstate underpasses to make them safer, brighter, more inviting, and to increase connectivity between Chatham-Arch, Massachusetts Avenue, and other historic neighborhoods.
- Encourage replacing the existing elevated interstate highways with an underground expressway system.

Criteria for Street Improvements:

Whenever any improvements to any part of the Chatham-Arch and Massachusetts Ave. Historic Area street and alley system are considered, the following criteria should be addressed:

- The objective to preserve historic buildings and to preserve them at their original sites.

- The importance of maintaining the integrity of any surviving historic street, alley, and curb surfaces (such as Cleveland Street, brick alleys, and the remaining stone curbs) and the integrity of the historic grid-like street and alley system.
- The need to reinforce the residential core as defined in this plan.

PUBLIC INFRASTRUCTURE AND AMENITIES RECOMMENDATIONS

During the preservation planning process, the history of the Chatham-Arch and Massachusetts Ave. street system was researched by evaluating the 1915 and 1954 Sanborn Fire Insurance maps. The street layout is a typical grid-pattern with the exception of Massachusetts Ave., which runs at a 45° diagonal. The Sanborn maps illustrate the historic grid-pattern street system is mostly intact, although some disruption occurred when Interstates 65 and 70 were built. Park and Broadway streets and several alleys were dead-ended at the interstates, and some alleys were later vacated. The large parcel containing the historic Coca-Cola Bottling facilities once had three streets traversing the lot: Edison St., Carrollton Ave., and a segment of east 9th St.

Historically, most of the streets and alleys were paved with brick. Today, Cincinnati Street is the only remaining brick street. Several brick alleys still exist, although some have been paved over or patched with asphalt. At one time, Cincinnati Street was paved over with asphalt, but the asphalt was later removed via surface grinding. Unfortunately, during the removal process, many of the brick pavers sustained damage and were pitted and gouged. Many of the brick alleys are also in deteriorated condition, due to frequent vehicular traffic, new construction projects, trash pick-up, and utilities.

Historic limestone and granite curbs and horse rings are also a significant part of the historic infrastructure. Overall, the stone curbs are in fair to good condition, and their existence is in part a testament to their durability. Limestone curbs are mostly found along residential streets, while granite curbs were primarily used along Massachusetts Avenue. Historic horse rings remain imbedded in the sidewalks along Broadway Street and St. Clair Streets, although they were presumably located throughout the historic area. A spatial depiction of the remaining historic infrastructure is depicted on the “Existing Historic Infrastructure Map.”

Streets and Alleys:

- Maintain the location of all streets and alleys to preserve the historic grid pattern.
- Preserve, maintain and restore the brick streets and alleys.
- Strongly encourage the stockpiling of brick pavers and stone curbs so they may be available for repairs in Chatham-Arch, Massachusetts Avenue and other historic areas.
- Use salvaged or replacement brick and/or stone curbs to perform necessary repairs.
- Maintain alley access for pedestrian movement, business and residential loading facilities, and garages with alley access.
- Discourage the vacation the existing streets and alleys.
- If a street or alley is vacated, encourage site development that recognizes and incorporates physical evidence to identify the vacated street or alley.

Sidewalks and Curbs:

- Maintain the existing sidewalk system.
- Repair and/or replace existing concrete sidewalks that are in poor condition when rehabilitation or redevelopment occurs.
- Finish new concrete walks with hand-tooled joints and a one-directional broom sweep.
- Preserve, maintain and restore the stone curbs.
- When stone curbs are in poor condition and require replacement, salvaged or new stone curbs should be used to perform in-kind repairs.

Horse Rings:

- Retain horse rings in sidewalks.
- If sidewalks containing horse rings are to be replaced, the horse rings should be reinstalled in approximately the same location.

Street Lights:

In 2002, the Chatham-Arch Neighborhood Association undertook a major project to replace the existing cobra street lights with new street light standards designed to resemble historic street lights.

- Encourage the installation of street lights and parking area light fixtures to match the new street light standards.
- Encourage a level and color of light that is compatible with its surroundings.
- Discourage overly bright and harsh lighting, especially in the residential core.

Street Trees:

This section addresses only trees planted in the public right-of-way. Street trees are more prevalent in the residential core area, along Broadway, Park and east 9th Streets. Along major thoroughfares, such as East and 10th Streets and College Ave., many trees were removed due to interference with overhead utility lines, visibility obstruction for motorists, and new development projects.

- Avoid street trees that interfere with traffic or inhibit pedestrian movement.
- When in sidewalks, plant street trees in pits with metal grates flush with the pavement. Grates should be a minimum of 18.5 square feet in area.
- Avoid tree species that branch out less than seven feet above the pavement.

- Consult the list of recommended street trees in the Appendix before starting a tree planting project. Also, the Department of Parks & Recreation (Indy Parks) Forestry Section can supply a list of recommended trees.
- Obtain a Flora Permit through the Department of Parks & Recreation (Indy Parks) Forestry Section prior to planting, pruning or removing trees in the public right-of-way.

Street Furniture:

This section addresses only street furniture placed in the public right-of-way. Street furniture includes such items as benches, bus shelters, trash receptacles, fountains and bollards. At the time of publication, there is a minimal amount of street furniture in the historic area. Existing street furniture is primarily found along Massachusetts Ave. and East St.

- Locate street furniture outside of pedestrian pathways.
- Place street furniture close to places where pedestrians gather, such as intersections and building entrances.
- Choose street furniture that possesses a simple design and is compatible in color and material to its surroundings.